SPECIAL WARRANTY DEED

Instrument Prepared by:	Owner/Responsible Taxpayer
Paul J. Goldman Segel, Goldman, Mazzotta & Siegel, P.C. 9 Washington Square Albany, New York 12205	THE FOUNTAINS APARTMENTS, LLC c/o CUNAT 5400 West Elm Street, Suite 110 McHenry, Illinois 60050
After Recording Return To:	Source of Grantor's Title:
Mr. Kevin W. White, Director of Acquisitions CUNAT 5400 West Elm Street, Suite 110 McHenry, Illinois 60050	Deed recorded in Book 5406, page 470 in the Davidson County Register's Office
	Tax Parcel Map No. 109 parcel 200

I, or we, hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $8,280,000.

Affiant

Subscribed and sworn to before me this
19th day of September, 2006.

Notary Public
My commission expires: 6/9/2009

PAUL GOLDMAN
Notary Public, State of New York
No. 4864023
Qualified in Albany County
Commission Expires 6/9/2009

Davidson County DEEDWARR
Recvd: 09/28/06 16:10 6 pgs
Fees:33.00 Taxes:30636.00
20060928-0120371

STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

THIS SPECIAL WARRANTY DEED, made as of September 18, 2006, by and between **HILLSIDE ASSOCIATES, OF ALBANY, L.L.C.**, a New York limited liability company, and successor in interest by conversion to **HILLSIDE ASSOCIATES**, a New York general partnership, with an address for the transaction of business c/o Tri-City Rentals, 255 Washington Avenue Extension, Albany, New York 12205 (hereinafter called the "Grantor"), and **THE FOUNTAINS APARTMENTS, LLC**, a Delaware limited liability company with an address for the transaction of business c/o CUNAT, Inc., 5400 West Elm Street, Suite 110, McHenry, Illinois 60050 (hereinafter called the "Grantee");

WITNESSETH:

That the Grantor, for and in consideration of the sum of $10.00, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to the Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Davidson, State of Tennessee, described as follows, to wit:

Land In Davidson County, Tennessee, being a tract of land shown on the Plan of Lincoya Bay, Section I, of record in Plat Book 4460, page 153, Register's Office for Davidson County, Tennessee, described as follows:

Being a parcel of land in the 13th Councilmanic District of Nashville, Davidson County, Tennessee, lying on the east margin of Lincoya Bay Drive east of Pleasant Hill Road, known as Lincoya Bay Apartments, and being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Lincoya Bay Drive, said pin being in the north line of 70 South Associates, LLC, The Lakes Apartments of record in Instrument No. 20021204-0149456, said Register's Office, and being the most southwest corner of herein described tract;

Thence, with the easterly margin of Lincoya Bay Drive, N08 degrees 23'29" E, 410.00 feet to a point;

Thence, continuing with said margin, N19 degrees 31' 07" E, 269.27 feet to a point in the south line of Rosetree Trust, of record in Instrument No. 20060125-0009486, said Register's Office;

Thence with Rosetree Trust's south line, S79 degrees 39' 17" E, 658.64 feet to a concrete monument in the south line of U.S.A. property;

Thence, with U.S.A. property, S77 degrees 41' 39" E 170.61 feet to an iron pin;

Thence, leaving U.S.A. property, with the westerly and northerly lines of 70 South Associates, LLC, property the following calls:

S13 degrees 50' 59" E, 211.74 feet to an iron pin,
S20 degrees 08' 20" W, 145.00 feet to a p.k. nail,
S41 degrees 14' 22" W, 135.00 feet to an iron pin,
S86 degrees 08' 21" W, 160.00 feet to an iron pin,
S10 degrees 38' 22" W, 107.00 feet to an iron pin,
N79 degrees 21' 40" W, 120.00 feet to an iron pin,
S75 degrees 38' 20" W, 250.00 feet to an iron pin,
N74 degrees 21' 39" W, 349.63 feet to the point of beginning, containing 562,358 square feet or 12.91 acres more or less

Together with a sewer easement 20 feet in width for the purpose of operating and maintaining a sewer line or set out in Book 5107, Page 823, Register's Office of Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point, being north 41 degrees 15' East 38 feet from an iron pin in the southerly boundary line of Lincoya Bay, Section I, as of record in Book 4460, page 153, Register's Office for Davidson County, Tennessee; thence running with and 10 feet either side of a line described as follows: South 43 degrees 50' East 191.4 feet to a point; thence North 73 degrees 44' East 321.7 feet to a point; thence North 8 degrees 12' East 179.4 feet to a point in the southerly boundary line of the Metropolitan Government of Nashville and Davidson County property.

BEING PART OF THE SAME PREMISES conveyed to Sidney Albert, Irving Kirsch and Morris Massry, partners, d/b/a Hillside Associates, by warranty deed from Charles W. Cook, Jr., Trustee for Lincoya Bay Apartments, a Joint Venture, recorded at the Register's Office for Davidson County, Tennessee of record in book 5406, page 470, the said Hillside Associates now being Hillside Associates of Albany, L.L.C., pursuant to Certificate of Conversion of record as Instrument no. 20060907-0110451, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its heirs, successors and assigns forever. The Grantor covenants that itsis lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth herein.

THAT THE GRANTOR FURTHER covenants and binds, together with its heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its heirs, successors and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor.

THIS CONVEYANCE is made subject to:

1) All unpaid ad valorem taxes.

2) Subject to all matters shown on the Plan of Section I, Lincoya Bay of record in Plat Book 4460, page 153, Register's Office of Davidson County, Tennessee.

3) Subject to all matters shown on the Plan of record in Plat Book 5200, page 728 and Plat Book 6050, page 25 Register's Office of Davidson County, Tennessee

4) Sewer Easement of record in Book 5107, page 823, said Register's Office.

5) All other matters of record.

This is improved property, known as 3000 Lincoya Bay Drive.

SUBJECT to all covenants, restrictions, easements, mortgages, and conditions of record, and subject also to any other matters of record.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed in its name on the date set forth in the acknowledgement below but to be effective for all purposes as of the date first above written.

	GRANTOR:
Witnesses: Print Name: Paul Goldman	**HILLSIDE ASSOCIATES OF ALBANY, L.L.C.**, a New York limited liability company, successor in interest by conversion to Hillside Associates, a New York general partnership By: _____ Norman Massry, Member

STATE OF NEW YORK)
) ss.:
COUNTY OF ALBANY)

On this 19 day of September, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared NORMAN MASSRY personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or entity upon behalf of which the individual acted, executed the instrument.

_____
Notary Public
My Commission Expires: 6/9/2009

PAUL GOLDMAN
Notary Public, State of New York
No. 4364023
Qualified in Albany County
Commission Expires 6/9/2009

STATE OF NEW YORK)
) ss.:
COUNTY OF ALBANY)

Before me, Paul J. Goldman, a Notary public of the State and County aforesaid, personally appeared NORMAN MASSRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Hillside Associates of Albany, L.L.C., the within Grantor, and that he as such member being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such member.

Witness my hand and official seal, at office in Albany, New York, this 19th day of September, 2006.

Notary Public

My commission expires June 9, 2009.

PAUL GOLDMAN
Notary Public, State of New York
No. 4864023
Qualified in Albany County
Commission Expires 06/09/2009